

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 §

The Board of Directors (the "Board" or the "Board of Directors") of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 49 (also sometimes referred to herein as the "District") met in special session, accessible to the public, at Pape-Dawson Engineers, 10801 N. Mopac Expressway #200, Austin, Texas 78759 on July 8, 2025 at 11:30 a.m., and the roll was called of the members of the Board to-wit:

Walter Duke	President
Mark Tickner	Vice-President
Noah Terrazas	Secretary
Zachary Summers	Assistant Secretary
Nick Easley	Treasurer

All members of the Board were present except Director Easley. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"), Jennifer Franklin and Tabby Farr of Pape-Dawson Engineers and Taylor Major, representing LGI Homes, the owner and developer of lands within the District ("Developer").

1. Public Comment: Mr. McPhail called for Public Comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.
2. Minutes: The Board confirmed receipt of the Minutes from the May 13, 2025 special meeting and upon motion by Director Terrazas seconded by Director Duke, said minutes were unanimously approved.
3. Developer: Mr. Major stated that Phase 2A is still on hold. The electrical design has been approved. The street work has not started yet. With respect to Phase 1, they are making progress with the water. They anticipate construction in late August. They are trying to coordinate with the electrical work. With respect to the street repair, the asphalt has been milled. The geotechnical engineer issued a report. They believe the road is ok but have recommended how to strengthen it. The Lift Station was started before July 4th but there are some repairs needed. He is meeting with the subcontractors to make sure they understand what is needed.

4. Landscape Service Agreement: Mr. McPhail noted that the District just received the Sungrow Landscape Maintenance Agreement and has not had time to review it closely. He mentioned that the scope of the work will not change. The Board reviewed the map exhibit denoting where the landscaping services will be provided. Because the area needs to be mowed now, Mr. McPhail is requesting that the Board authorize finalizing the contract with Sungrow and authorize signature subject to his final review of the contract.

Upon motion by Director Duke, seconded by Director Terrazas and unanimously carried, the Board authorized the District's attorney to finalize the agreement and authorized signature by the Board President.

5. Consent and Development Agreement ("Development Agreement"): Mr. McPhail noted that this is the Development Agreement that was discussed at the last Board meeting. It was executed by the City of Jarrell and the developer. The Developer and District's attorney have identified Exhibit C as having the wrong allocation and the District's name in the Development Agreement has not been updated to correctly reflect the District. Mr. Major has spoken with the City of Jarrell about amending the Development Agreement. The amendment will be added to the City of Jarrell's upcoming agenda. From his discussion with the City Attorney and City Manager, he believes that they will approve the amendment. Mr. McPhail reminded the Board that they must consent to the Development Agreement. He is asking for the Board's consent.

Upon motion by Director Tickner, seconded by Director Terrazas and unanimously carried, the Board approved and consented to the Development Agreement and the amendment subject to the discussed revisions.

6. Engineering Report: Ms. Franklin reviewed the Engineering Report. She mentioned that there are several items that were listed in previous Engineering Reports but she wants to ensure that the Board has approved all outstanding items and has approved all contract awards.

Director Duke asked how long Phase 2 will be on hold. Mr. Major replied that it will be on hold until the market approves.

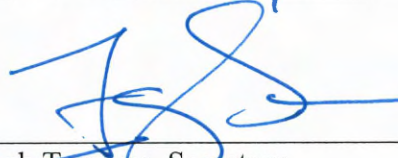
Upon motion by Director Summers, seconded by Director Duke unanimously carried, the Board approved all action items as set forth in the Engineering Report and accepted the Engineering Report.

7. Accounting and Cash Activity Report: Mr. McPhail reviewed the Accounting Report and noted that Bott & Douthitt needs approval of the director fees and vendor payments noted in the report.

Upon motion by Director Terrazas, seconded by Director Duke and unanimously carried, the Board approved the Accounting Report and authorized the payment expenditures as set forth therein.

8. Annual Insurance Renewal: The Board reviewed the annual renewal of insurance and bond coverage. Upon motion by Director Summers, seconded by Director Terrazas and unanimously carried, the Board approved the annual renewal of insurance and bond coverage.
9. Calendaring: The next Board Meeting will be scheduled as needed.
10. Adjournment: There being no further business to conduct, Director Terrazas moved that the meeting be adjourned, which motion was seconded by Director Summers, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 13th day of January, 2025.



Noah Terrazas, Secretary

Williamson County Municipal Utility District No. 49

Zachary Summers, Asst. Secretary

(DISTRICT SEAL)

